

CITY OF COCOA  
CODE ENFORCEMENT  
STAFF REPORT  
1/19/2020

**LIEN REDUCTION REQUEST FOR  
2610 N Cocoa Blvd**

**CASE # 17-594**

The Code Enforcement Board held a public hearing on **5/17/2018**, at which time the Board found the owner, **Larry Curvin** in violation of the following:

**Corrected Violation:**

- **6-1001 (d) Weeds**
- **6-1003 (b) Protective Treatment**
- **6-1003 (g) Roofs and Drainage**
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The Code Enforcement Board provided the owner sufficient time to correct said violation. Therefore, consistent with the Code Enforcement Board's Order a lien was recorded against the property effective **11/15/2018**. The lien ran at **\$100.00** per day from **7/16/2018** until compliance was achieved on **4/19/2019**. Code records show onsite inspections were conducted by Officer Murdick. The current owner, **Larry Curvin**, is requesting that the lien be reduced to **\$1500 or Less**, due to the fact that he is selling the property.

Staff utilized the following factors in making its recommendation to reduce the lien:

- Whether the current owner owned the property at the time the violation(s) occurred; **Yes**
- The number of violations related to the subject lien; **Three**
- Number of Inspections performed: **20**
- The length of time the property was in violation was **277 days**
- Was There Previous Code Violations: **Yes**
- Property Taxes: **2020 are current, No outstanding Tax Bills**
- Other Liens: **Records show no outstanding liens on the property. No Water Liens**
- Property Inspection: **01/19/20 and was in compliance before Code Board Hearing. An inspection will occur prior to the Council Meeting**

The current market value of the subject property; the current market value is **\$96,770** according the Brevard County Property Appraiser.

Staff submits their cost sheet for the cases **17-594** at **\$2,627.78**

**Staff's recommendation is based on the city's cost in prosecuting the case, gravity of the violations, and the length of time it took the property to come into compliance.**